

5

*D'Arblay Street*

London, W1F 8DL

RIB

ROBERT IRVING BURNS



# TO LET

*1st & 2nd Floor premises*

SUITABLE FOR BUSINESS CLASS E  
(OFFICE, RETAIL, LEISURE ETC.)

312 to 669 sq.ft

# Location

The property is well connected with the Central, Victoria, Northern, and Bakerloo underground line stations all within a 10-minute walk. Tottenham Court Road is a short walk away and now is now served by the Elizabeth Line (Crossrail) providing fast direct access to Heathrow and many east and west locations.

The premises situates in the heart of Soho and benefits from a vibrant culture and mix of restaurants, bars and a constant buzz.



DUCK & RICE



THE BREAKFAST CLUB



RUDY'S PIZZA



OLIVER SPENCER



BERWICK STREET MARKET



THE PHOTOGRAPHERS' GALLERY



100 WARDOUR STREET



# Local occupiers & amenities

- |                         |                      |                               |
|-------------------------|----------------------|-------------------------------|
| <b>1</b> Honest burgers | <b>1</b> The Wigmore | <b>1</b> Fitness First        |
| <b>2</b> Vapiano        | <b>2</b> The Clachan | <b>2</b> Barry's              |
| <b>3</b> Sketch         | <b>3</b> Nightjar    | <b>3</b> Fitness Lab          |
| <b>4</b> Dishroom       | <b>4</b> Cahoots     | <b>4</b> Lewis Paris Fitness  |
| <b>5</b> Rosa's Thai    | <b>5</b> Adam & Eve  | <b>5</b> The Gym Group        |
| <b>6</b> Akoko          | <b>6</b> Punch Room  | <b>6</b> F45 Training Soho    |
| <b>7</b> Arros OD       | <b>7</b> Mimi's Bar  | <b>7</b> Rathbone Boxing Club |

# Connectivity

3 MINS  
WALK

Tottenham Court Road



7 MINS  
WALK

Oxford Circus



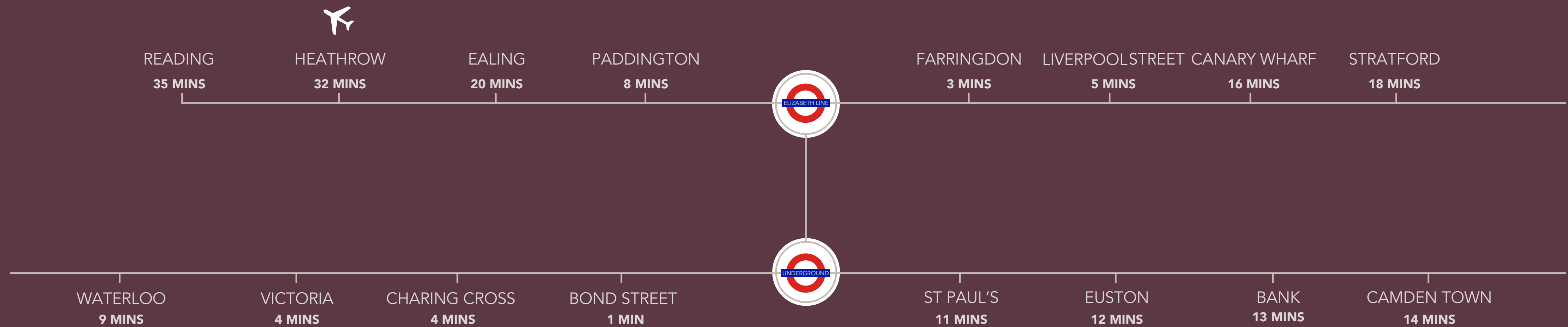
8 MINS  
WALK

Piccadilly Circus



10 MINS  
WALK

Covent Garden



# Description

This newly refurbished office space is arranged over the 1st and 2nd floor of 5 D'Arblay Street. The interior and exterior of the unit has just undergone extensive refurbishments to deliver a modern sleek finish throughout the units and common parts. The space benefits from perimeter trunking, LED lighting, shared kitchenette, WC's, showers and a new Air-conditioning system.

The property is perfectly situated to suit a range of occupiers looking to establish a presence in the Soho area.



1st floor

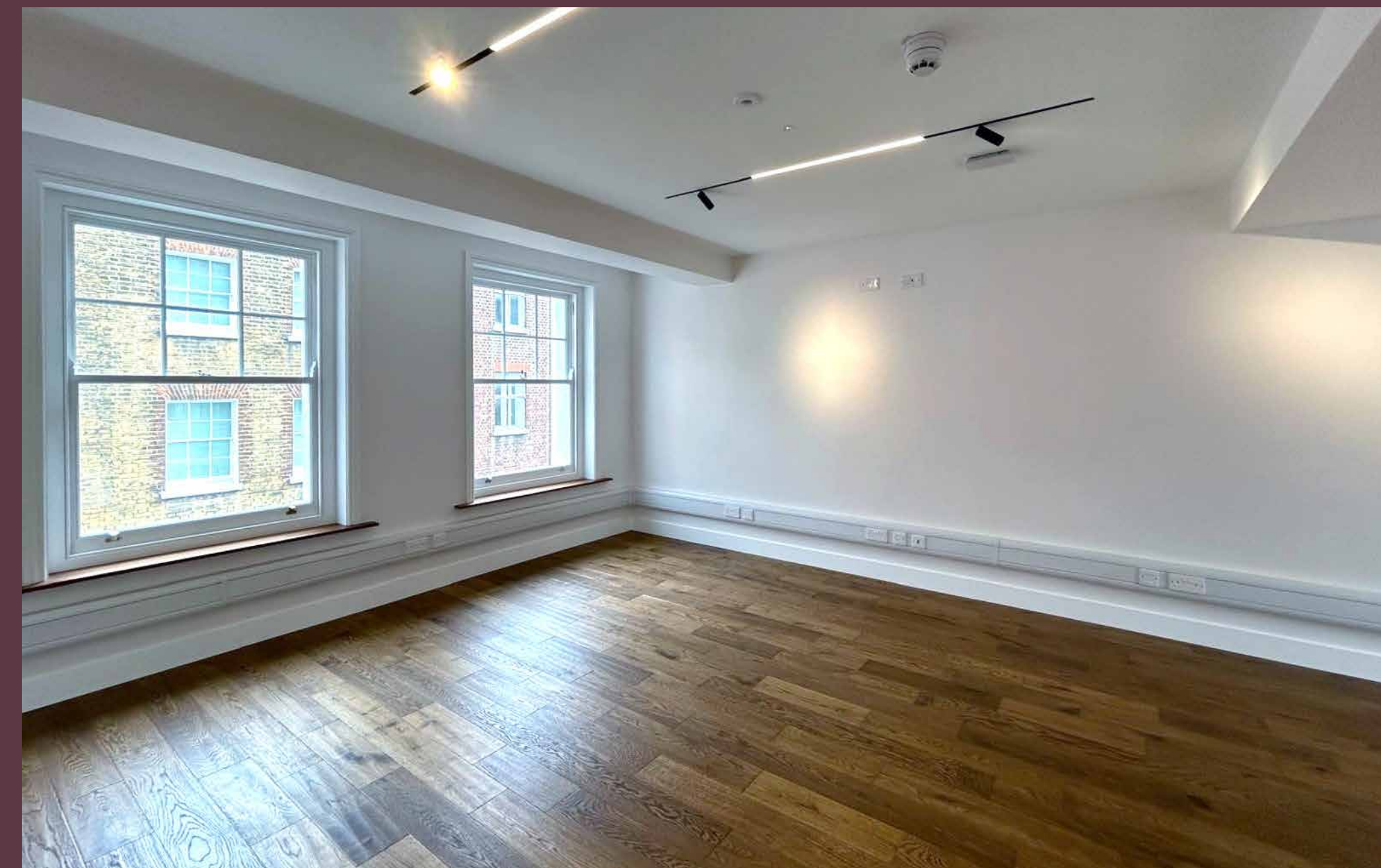


# Specifications

- Newly Refurbished
- New Air Conditioning System
- LED Lighting
- Excellent Natural Light
- Shower
- WC's
- Good Ceiling Height Throughout
- Kitchenette
- Timber Flooring
- Perimeter Trunking



2nd floor



# Financials

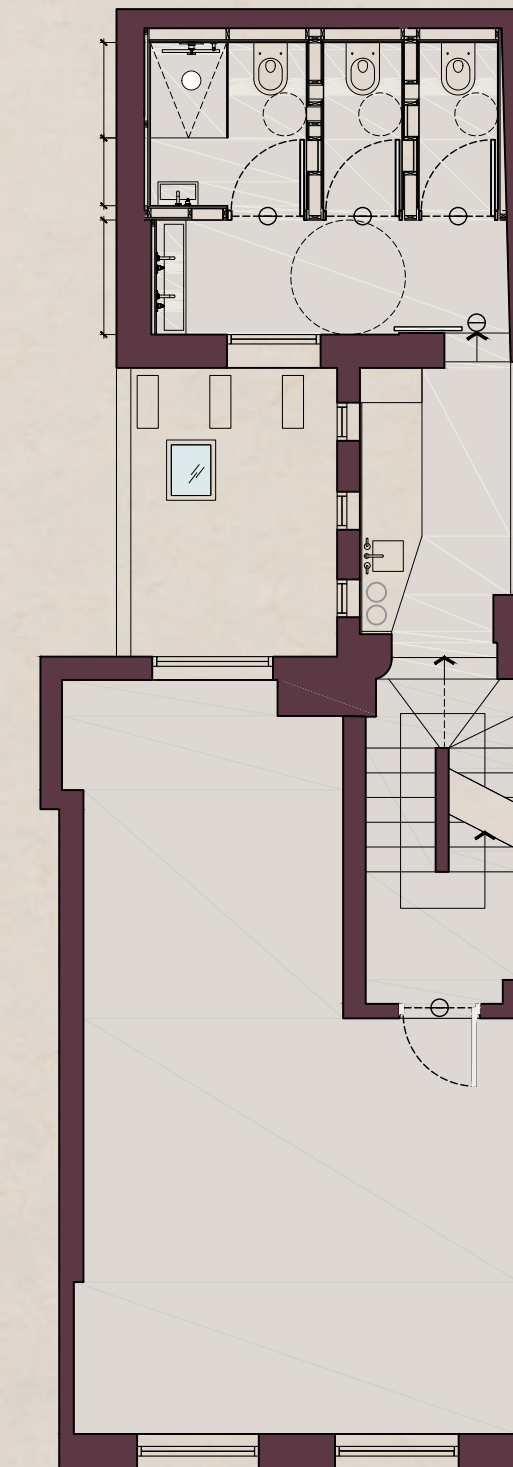
# Floor plans

Not to scale.

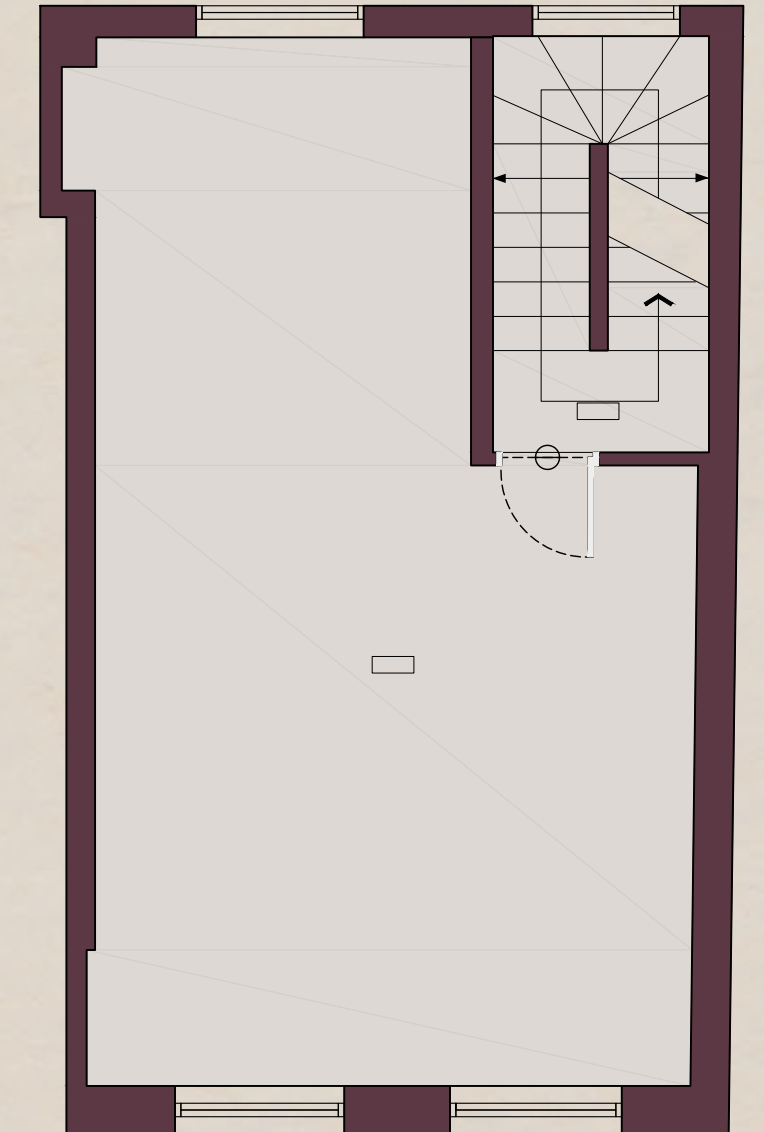
FLOOR	1ST	2ND	TOTAL
Size (sq. ft.)	357	312	<b>669</b>
Quoting Rent (p.a.) excl.	£27,489	£23,400	<b>£50,889</b>
Estimated Rates Payable (p.a.)	£12,433	£8,213	<b>£20,646</b>
Service Charge (p.a.)	TBC	TBC	<b>TBC</b>
Estimated Occupancy Cost excl. (p. a.)	£39,922	£31,613	<b>£71,535</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Please note, Ground & Lower Ground Floor also available: 867 sq. ft.



**1st Floor**  
357 sq.ft.



**2nd Floor**  
312 sq.ft.



## Lease

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## Possession

Upon completion of legal formalities.

## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

The property is elected for VAT.

## Floor Plan

Scaling floor plan are available on request.

## Viewings

Strictly through Robert Irving Burns.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

July 2024.

# Contact us

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# RIB

**ROBERT IRVING BURNS**